076.0	0001	0001.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	797,700 / 797,700
					USE VALUE:	797,700 / 797,700
					ASSESSED:	797,700 / 797,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
43		COLLEGE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CIARLONE ROCCO A & SANDRA M
Owner 2:	
Owner 3:	
Street 1:	43 COLLEGE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .235 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1957, having primarily Vinyl Exterior and 3087 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10218.000	289,100		508,600	797,700
Total Card	0.235	289,100		508,600	797,700
Total Parcel	0.235	289,100		508,600	797,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 258.41 /Parcel: 258.41

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 47853

GIS Ref

GIS Ref

Insp Date 11/07/18

!6310!

PREVIOUS ASSESSMENT

Parcel ID 076.0-0001-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	289,100	0	10,218.	508,600	797,700		Year end	12/23/2021
2021	101	FV	278,200	0	10,218.	508,600	786,800		Year End Roll	12/10/2020
2020	101	FV	278,300	0	10,218.	508,600	786,900	786,900	Year End Roll	12/18/2019
2019	101	FV	225,600	0	10,218.	472,300	697,900	697,900	Year End Roll	1/3/2019
2018	101	FV	225,600	0	10,218.	472,300	697,900	697,900	Year End Roll	12/20/2017
2017	101	FV	225,600	0	10,218.	414,100	639,700	639,700	Year End Roll	1/3/2017
2016	101	FV	225,600	0	10,218.	377,800	603,400	603,400	Year End	1/4/2016
2015	101	FV	224,500	0	10,218.	334,200	558,700	558,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	03:41:15

LAST REV

Date	Time
07/23/19	10:57:29
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6310

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HALL DENNIS R/E	28131-206		1/30/1998		288,000	No	No	Y	

USER DEFINED

Prior Id # 1:	47853
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/28/2018	890	Redo Kit	42,000	C				
2/16/2001	111	Siding	9,400	C				
8/2/1999	490	Manual	2,400					PARTIAL REROOF
7/23/1999	462	Manual	2,400					PARTIAL REROOF
4/5/1994	90		1,950					ENLARGE WINDOW

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	MEAS&NOTICE	BS	Barbara S
3/18/2009	Meas/Inspect	163	PATRIOT
12/4/2001	External Ins	PM	Peter M
11/24/1999	Inspected	267	PATRIOT
11/8/1999	Mailer Sent		
11/8/1999	Mailer Sent		
10/13/1999	Measured	266	PATRIOT
10/13/1999	Measured	266	PATRIOT
7/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10218		Sq. Ft.	Site		0	70.	0.71	12									508,578						508,600	

Total AC/HA:	0.23457	Total SF/SM:	10218	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	508,578	Spl Credit		Total:	508,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	20	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.26224494
Const Adj.:	0.99573886
Adj $ / SQ:	125.687
Other Features:	92000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	418928
Depreciation:	129868
Depreciated Total:	289060

COMMENTS

SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

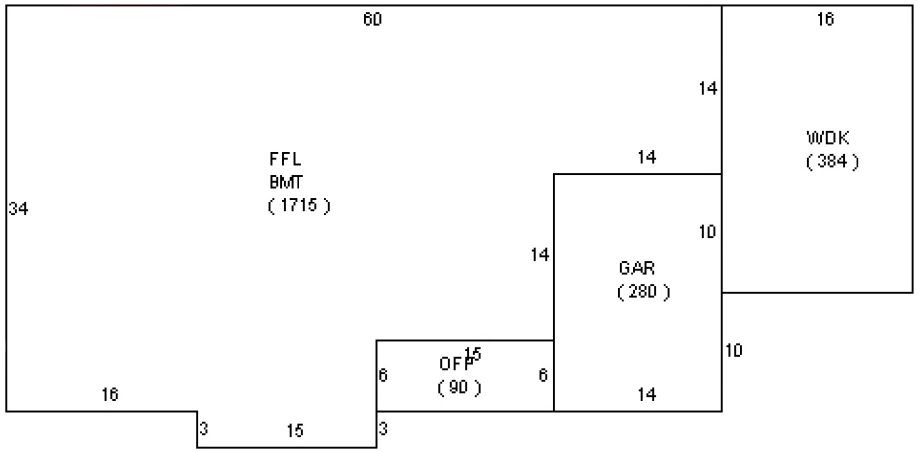
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	125.69
Special Features:	0	Val/Su Net:	69.10
Final Total:	289100	Val/Su SzAd	168.57

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,715	57.310	98,292
FFL	First Floor	1,715	125.690	215,553
WDK	Deck	384	8.570	3,290
GAR	Garage	280	23.830	6,671
OFP	Open Porch	90	34.680	3,122

Net Sketched Area:	4,184	Total:	326,928
Size Ad	1715	Gross Area	4184	FinArea	3087
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	80	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

076.0-0001-0001.A

IMAGE

AssessPro Patriot Properties, Inc